

2017 CAPITAL FACILITIES PLAN

Issaquah School District No. 411 Issaquah, Washington

Adopted May 24, 2017
Resolution No. 1090

The Issaquah School District No. 411 hereby provides this Capital Facilities Plan documenting present and future school facility requirements of the District. The plan contains all elements required by the Growth Management Act and King County Council Ordinance 21-A.

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EXECUTIVE SUMMARY

This Six-Year Capital Facilities Plan (the "Plan") has been prepared by the Issaquah School District (the "District") as the District's primary facility planning document, in compliance with the requirements of Washington's Growth Management Act and King County Council Code Title 21A. This Plan was prepared using data available in May, 2017.

This Plan is an update of prior long-term Capital Facilities Plans adopted by the Issaquah School District. However, this Plan is not intended to be the sole Plan for all of the District's needs. The District may prepare interim and periodic Long Range Capital Facilities Plans consistent with board policies, taking into account a longer or a shorter time period, other factors and trends in the use of facilities, and other needs of the District as may be required. Any such plan or plans will be consistent with this Six-Year Capital Facilities Plan.

In June 1992, the District first submitted a request to King County to impose and to collect school impact fees on new developments in unincorporated King County. On November 16, 1992, the King County Council first adopted the District's Plan and a fee implementing ordinance. This Plan is the annual update of the Six-Year Plan.

King County and the cities of Issaquah, Renton, Bellevue, Newcastle and Sammamish collect impact fees on behalf of the District. All of these jurisdictions provide exemptions from impact fees for senior housing and certain low-income housing.

Pursuant to the requirements of the Growth Management Act, this Plan will be updated on an annual basis, and any charges in the fee schedule(s) adjusted accordingly.

STANDARD OF SERVICE

School facility and student capacity needs are dictated by the types and amounts of space required to accommodate the District's adopted educational program. The educational program standards which typically drive facility space needs include grade configuration, optimal facility size, class size, educational program offerings, as well as classroom utilization and scheduling requirements and use of re-locatable classroom facilities (portables).

Different class sizes are used depending on the grade level or programs offered such as special education or the gifted program. With the passage of Initiative 728 in November 2000, the Issaquah School Board established new class size standards for elementary grades K-5. The Board and District Administration will continue to keep class sizes near the levels provided by I-728; this will be done via local levy funds. There is also legislation that requires the State to fund Full-Day Kindergarten by 2018. The District provided Full-Day Kindergarten for the 2016-2017 school year. A class size average of 20 for grades K-5 is now being used to calculate building capacities. A class size of 26 is used for grades 6-8 and 28 for grades 9-12. Special Education class size is based on 12 students per class. For the purpose of this analysis, rooms designated for special use, consistent with the provisions of King County Council Code Title 21A, are not considered classrooms.

Invariably, some classrooms will have student loads greater in number than this average level of service and some will be smaller. Program demands, state and federal requirements, collective bargaining agreements, and available funding may also affect this level of service in the years to come. Due to these variables, a utilization factor of 95% is used to adjust design capacities to what a building may actually accommodate.

Portables used as classrooms are used to accommodate enrollment increases for interim purposes until permanent classrooms are available. When permanent facilities become available, the portable(s) is either moved to another school as an interim classroom or removed.

Current state statutes reduces K-3 classroom ratios to 17/1 will have a significant impact on the standard of service. A review of all elementary schools shows that 78 additional classrooms would be needed to meet the proposed 17/1 ratio. All sites are crowded, existing permanent facilities cannot house existing students and all schools use portable classrooms to house existing students. Existing portable classrooms already burden building core facilities.

The King County decision to no longer allow schools to be build outside the Urban Growth Boundary Line (UGBL) means District owned property planned for a new elementary school and middle school cannot be used. The State does not provide funding for property purchases.

Approved Bond funding provides for a new high school, new middle school, two new elementary schools, a rebuild/expansion of an existing middle school and additions to six existing elementary schools.

TRIGGER OF CONSTRUCTION

The Issaquah School District Capital Facilities Plan proposes construction of a new high school, a new middle school, two new elementary schools, the re-build/expansion of an existing middle school and additions to six existing elementary schools to meet the needs of elementary, middle school and high school capacity needs. Planning the need for new schools is triggered by comparing our enrollment forecasts with our permanent capacity figures. These forecasts are by grade level and, to the extent possible, by geography. The analysis provides a list of new construction needed by school year.

The decision on when to construct a new facility involves factors other than verified need. Funding is the most serious consideration. Factors including the potential tax rate for our citizens, the availability of state funds and impact fees, the ability to acquire land, and the ability to pass bond issues determine when any new facility can be constructed. The planned facilities will be funded by a bond passed on April 26, 2016, school impact fees and reserve funds held by the District. New school facilities are a response to new housing which the county or cities have approved for construction.

The District's Six-Year Finance Plan is shown in Appendix E found on page 23.

DEVELOPMENT TRACKING

In order to increase the accuracy and validity of enrollment projections, a major emphasis has been placed on the collection and tracking data of known new housing developments. This data provides two useful pieces of planning information. First, it is used to determine the actual number of students that are generated from a single family or multi-family residence. It also provides important information on the impact new housing developments will have on existing facilities and/or the need for additional facilities.

Developments that have been completed or are still selling houses are used to forecast the number of students who will attend our schools from future developments. District wide statistics show that new single-family homes currently generate 0.354 elementary student, 0.153 middle school student, 0.148 high school student, for a total of 0.655 school aged student per single-family residence (see Table 2). New multi-family housing units currently generate 0.119 elementary student, 0.063 middle school student, 0.075 high school student, for a total of 0.257 school aged student per residence (see Table 3).

NEED FOR IMPACT FEES

Impact fees and state matching funds have not been a reliable source of revenue. Because of this, the Issaquah School District asked its voters on February 7, 2006 to fund the construction of an elementary school, one middle school, expand Maywood Middle School, expand Liberty High School, and rebuild Issaquah High School. District voters also approved on April 17, 2012 a ballot measure that provided funding to expand two elementary schools, rebuild/expand two additional elementary schools, add classrooms to one high school and rebuild/expand one middle school. Due to the high cost of land and the limited availability of a parcel large enough to accommodate a middle school program, the School Board reallocated the moneys designated to build the middle school to expand the capacity of Issaquah and Skyline high schools. On April 26, 2016 voters approved bond funding for the construction of a new high school, a new middle school and two new elementary schools, the rebuild/expansion of an existing middle school and additions to six existing elementary schools.

As demonstrated in Appendix A, (page 19) the District currently has a permanent capacity (at 100%) to serve 8048 students at the elementary level. Appendix B, (page 20) shows a permanent capacity (at 100%) for 3954 students at the middle school level. Appendix C (page 21) shows a permanent capacity (at 100%) of 5524 students at the high school level. Current enrollment is identified on page 10. The District elementary projected Oct 2017 FTE is 9543. Adjusting permanent capacity by 95% leaves the District's elementary enrollment over permanent capacity at the elementary level by 1897 students (Appendix A). At the middle school level, the projected Oct 2017 headcount is 4929. This is 1171 students over permanent capacity (Appendix B). At the high school level the district is over permanent capacity by 421 students (Appendix C).

Based upon the District's student generation rates, the District expects that .655 students will be generated from each new single family home in the District and that .257 students will be generated from each new multi-family dwelling unit.

Applying the enrollment projections contained on page 10 to the District's existing permanent capacity (Appendices A, B, and C) and if no capacity improvements are made by the year 2022-23, and permanent capacity is adjusted to 95%, the District elementary population will be over its permanent capacity by 2002 students, at the middle school level by 1618 students, and will be over its permanent capacity by 1324 at the high school level. The District's enrollment projections are developed using two methods: first, the cohort survival – historical enrollment method is used to forecast enrollment growth based upon the progression of existing students in the District; then, the enrollment projections are modified to include students anticipated from new developments in the District.

To address existing and future capacity needs, the District's six-year construction plan includes the following capacity projects:

Facility Expansions	Projected Completion Date	Location	Additional Capacity
New High School	2021	Issaquah	1600
New Middle School	2021	Issaquah	850
Rebuild/Expand Pine Lake Middle	2018	Sammamish	242
New Elementary #16	2020	Issaquah	680
New Elementary #17	2021	Sammamish	680
Expand Cougar Ridge Elem	2018	Bellevue	120
Expand Discovery Elem	2019	Sammamish	120
Expand Endeavour Elem	2019	King County	120
Expand Maple Hills Elem	2020	King County	120
Expand Sunset Elem	2018	Bellevue	120
Briarwood Elem Portables	2017	King County	120
Clark Elementary Portables	2017	Issaquah	200
Challenger Elementary Portables	2017	Sammamish	40
Creekside Elem Portables	2017	Sammamish	40
Endeavour Elem Portables	2017	King County	40
Grand Ridge Elem Portables	2017	Issaquah	40
Pacific Cascade Middle School Portables	2017	King County	56
Skyline High School Portables	2017	Sammamish	112

Based upon the District's capacity data and enrollment projections, as well as the student generation data, the District has determined that a majority of its capacity improvements are necessary to serve students generated by new development.

The school impact fee formula ensures that new development only pays for the cost of the facilities necessitated by new development. The fee calculations examine the costs of housing the students generated by each new single family dwelling unit or each new multi-family dwelling unit and then reduces that amount by the anticipated state match and future tax payments. The resulting impact fee is then discounted further. Thus, by applying the student generation factor to the school project costs, the fee formula only calculates the costs of providing capacity to serve each new dwelling unit. The formula does not require new development to contribute the costs of providing capacity to address existing needs.

The King County Council and the City Councils of the Cities of Bellevue, Issaquah, Newcastle, Renton and Sammamish have created a framework for collecting school impact fees and the District can demonstrate that new developments will have an impact on the District. The impact fees will be used in a manner consistent with RCW 82.02.050 - .100 and the adopted local ordinances. Engrossed Senate Bill 5923, enacted in the 2015 Legislative Session, requires that developers be provided an option to defer payment of impact fees to final inspection, certificate of occupancy, or closing, with no fees deferred longer than 18 months from building permit issuance. The District adopts the positions that: (1) no school impact fee should be collected later than the earlier of final inspection or 18 months from the time of building permit issuance; and (2) no developer applicant should be permitted to defer payment of school impact fees for more than 20 dwelling units in a single year. The District's recent and ongoing student growth, coupled with the need for the timely

funding and construction of new facilities to serve this growth, requires strict adherence to this position.

ENROLLMENT METHODOLOGY

Two basic techniques are used, with the results compared, to establish the most likely range of anticipated student enrollment:

1. The student 3-2-1 cohort survival method. Examine Issaquah School District enrollments for the last 5 years and determine the average cohort survival for the consecutive five-year period. Because cohort survival does not consider students generated from new development it is a conservative projection of actual enrollment. For the same reason, these projections are also slow to react to actual growth.
2. Based on information from King County, realtors, developers, etc., seek to establish the number of new dwelling units that will be sold each year. The new dwelling units are converted to new students based on the following:
 - a) The number of actual new students as a percentage of actual new dwellings for the past several years.
 - b) Determine the actual distribution of new students by grade level for the past several years, i.e., 5% to kindergarten, 10% to first grade, 2% to 11th grade, etc.
 - c) Based on an examination of the history shown by (a) and (b) above, establish the most likely factor to apply to the projected new dwellings.

After determining the expected new students, the current actual student enrollments are moved forward from year to year with the arrived at additions.

One of the challenges associated with all projection techniques is that they tend to always show growth because the number of houses and the general population always increases. Enrollments, however, can and do decrease even as the population increases. The reason is as the population matures, the number of kindergartners will go down as the number of 10th graders is still increasing. To adjust for this factor, the number of school age children per dwelling is examined. When this number exceeds expectations, it is probably because the District is still assuming kindergarten growth, while the main growth is actually moving into middle school. When this happens, a reduction factor is added to kindergarten to force it to decrease even though the general population continues to grow. A precise statistical formula has not been developed to make this adjustment.

After all of the projections have been made and examined, the most likely range is selected. An examination of past projections compared with actual enrollment indicates the cohorts tend to be more accurate over a ten-year time span while dwelling units tend to be more accurate over a shorter period. The probable reason is that over a ten-year period, the projections tend to average out even though there are major shifts both up and down within the period.

Enrollment projections for the years 2017-2018 through 2031-2032 are shown in Table #1. Student generation factors are shown in Table #2 and #3.

TABLE ONE:
ACTUAL STUDENT COUNTS 2008-09 through 2016-17
ENROLLMENT PROJECTIONS 2017-18 through 2031-32

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ISSAQUAH SCHOOL DISTRICT

Actual Student Counts 2008-09 Through 2016-17 Enrollment Projections 2017-18 Through 2031-32

FTE Enrollment																		
Year	K	1ST	2ND	3RD	4TH	5TH	6TH	7TH	8TH	9TH	10TH	11TH	12TH	Total	K-5	6-8	9-12	Total
2008-09	574	1337	1246	1345	1236	1284	1279	1258	1267	1215	1225	1235	978	15,480	7023	3804	4653	15,480
2009-10	593	1319	1351	1299	1371	1258	1286	1299	1255	1326	1171	1132	1147	15,807	7191	3840	4776	15,807
2010-11	613	1390	1355	1385	1319	1400	1268	1326	1298	1326	1333	1110	1015	16,138	7462	3892	4784	16,138
2011-12	609	1396	1423	1374	1417	1346	1407	1311	1346	1361	1319	1233	1021	16,563	7565	4064	4934	16,563
2012-13	651	1361	1467	1496	1440	1448	1362	1447	1339	1412	1353	1225	1146	17,147	7863	4148	5136	17,147
2013-14	654	1489	1414	1526	1498	1477	1462	1391	1463	1344	1404	1233	1110	17,465	8058	4316	5091	17,465
2014-15	694	1494	1552	1478	1545	1555	1512	1491	1432	1495	1352	1292	1115	18,006	8317	4435	5254	18,006
2015-16	661	1547	1558	1615	1548	1582	1600	1552	1520	1472	1489	1167	1136	18,445	8511	4671	5264	18,445
2016-17*	1408	1483	1623	1609	1650	1604	1626	1626	1585	1565	1475	1290	1063	19,606	9376	4837	5393	19,606
2017-18	1424	1570	1542	1679	1641	1687	1628	1653	1649	1616	1556	1327	1169	20,140	9543	4929	5669	20,140
2018-19	1332	1594	1631	1599	1709	1684	1718	1656	1679	1678	1612	1402	1203	20,498	9550	5053	5895	20,498
2019-20	1363	1499	1657	1688	1635	1753	1718	1746	1685	1713	1674	1451	1276	20,858	9594	5149	6115	20,858
2020-21	1347	1525	1562	1712	1726	1677	1787	1746	1772	1719	1708	1503	1323	21,109	9550	5306	6253	21,109
2021-22	1352	1510	1589	1616	1745	1769	1708	1813	1772	1805	1714	1539	1381	21,314	9581	5293	6440	21,314
2022-23	1474	1517	1572	1644	1650	1787	1800	1736	1839	1805	1800	1553	1415	21,592	9645	5374	6573	21,592
2023-24	1482	1640	1580	1628	1678	1693	1819	1828	1762	1871	1800	1637	1428	21,846	9701	5409	6736	21,846
2024-25	1485	1647	1703	1635	1663	1721	1725	1846	1854	1796	1866	1635	1512	22,088	9854	5425	6809	22,088
2025-26	1477	1649	1709	1758	1670	1705	1753	1752	1872	1887	1790	1701	1510	22,235	9969	5378	6889	22,235
2026-27	1491	1641	1712	1764	1792	1713	1737	1780	1779	1905	1882	1626	1577	22,399	10113	5296	6990	22,399
2027-28	1498	1655	1704	1767	1799	1834	1744	1765	1807	1811	1900	1719	1501	22,505	10258	5316	6931	22,505
2028-29	1505	1662	1718	1759	1802	1841	1866	1772	1791	1840	1806	1736	1594	22,693	10288	5429	6976	22,693
2029-30	1518	1669	1725	1773	1794	1844	1873	1894	1798	1824	1834	1642	1611	22,801	10324	5565	6911	22,801
2030-31	1504	1683	1732	1780	1808	1836	1876	1901	1920	1831	1819	1670	1517	22,878	10343	5697	6837	22,878
2031-32	1504	1669	1745	1787	1815	1850	1868	1904	1927	1953	1826	1655	1546	23,049	10371	5699	6979	23,049

* 2016-17 Enrollment reflects the addition of State Funded Full Day Kindergarten

TABLE TWO: STUDENT FACTORS - SINGLE FAMILY

Table Two
2016-2017 Single Family

2016-2017 Single Family	STUDENTS						AVERAGE PER UNIT			
	# Planned	# Sold	K - 5	6 - 8	9 - 12	Total	K - 5	6 - 8	9 - 12	Total
Single Family Development										
Belvedere	94	83	24	10	8	42	0.289	0.120	0.096	0.506
Cavalia	49	49	28	10	7	45	0.571	0.204	0.143	0.918
Claremont @ Renton	91	91	21	9	5	35	0.231	0.099	0.055	0.385
Glencoe, Preswick & Kinlock @ Trossachs	211	192	89	42	48	179	0.464	0.219	0.250	0.932
Heritage Estates	86	86	36	15	11	62	0.419	0.174	0.128	0.721
Highcroft @ Sammamish	121	76	28	6	8	42	0.368	0.079	0.105	0.553
Issaquah Highlands	232	200	41	27	28	96	0.205	0.135	0.140	0.480
Issaquah Highlands - Ichijo Sun Ridge	35	35	18	6	10	34	0.514	0.171	0.286	0.971
Lawson Park	31	27	21	3	1	25	0.778	0.111	0.037	0.926
Liberty Gardens	36	36	7	2	3	12	0.194	0.056	0.083	0.333
Pickering Estates	20	14	4	2	4	10	0.286	0.143	0.286	0.714
Shorelane Vistas	38	38	10	9	6	25	0.263	0.237	0.158	0.658
Symphony Ridge	30	30	12	5	3	20	0.400	0.167	0.100	0.667
TOTALS	1074	957	339	146	142	627	0.354	0.153	0.148	0.655
SINGLE FAMILY										
Elementary School	0.354									
Middle School 6 - 8	0.153									
High School 9 - 12	0.148									
TOTAL	0.655									

These developments are currently under construction or have been completed within the past five years.

TABLE THREE: STUDENT FACTORS - MULTI-FAMILY

Table Three
2016-2017 MULTI-FAMILY

STUDENT GENERATION MULTI-FAMILY	STUDENTS						AVERAGE PER UNIT			
	#Planned	# Sold	K - 5	6 - 8	9 - 12	Total	K - 5	6 - 8	9 - 12	Total
Multi-Family Development										
Avalon Bay	900	7	3	0	1	4	0.429	0.000	0.143	0.571
Issaquah Highlands - View Ridge	38	38	10	8	7	25	0.263	0.211	0.184	0.658
Issaquah Highlands - the Brownstones	175	175	19	11	15	45	0.109	0.063	0.086	0.257
Lake Boren Townhomes	56	56	2	1	1	4	0.036	0.018	0.018	0.071
Lakehouse	41	17	4	0	1	5	0.235	0.000	0.059	0.294
Overlook at Brookshire	42	42	2	1	0	3	0.048	0.024	0.000	0.071
Totals	1252	335	40	21	25	86	0.119	0.063	0.075	0.257
MULTI-FAMILY										
Elementary K - 5							0.119			
Middle School 6 - 8							0.063			
High School 9 - 12							0.075			
TOTAL							0.257			

These developments are currently under construction or have been completed within the past five years.

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INVENTORY AND EVALUATION OF CURRENT FACILITIES

Currently, using the 95% utilization factor, the District has the capacity to house 16,650 students in permanent facilities and 4028 students in portables. The projected student enrollment for the 2017-2018 school year is expected to be 20,140 including K-5 FTE which leaves a permanent capacity deficit of 3490. Adding portable classrooms into the capacity calculations gives us a capacity of 20,678 with a surplus capacity of 538 for the K-12 student population.

Calculations of elementary, middle school and high school capacities are shown in Appendices A, B and C. Totals are shown in Appendix D.

Below is a list of current facilities. These facility locations and sites are shown on the District Site Location Map on Page 14.

EXISTING FACILITIES

LOCATION

GRADE SPAN K-5:

Apollo Elementary
 Briarwood Elementary
 Cascade Ridge Elementary
 Challenger Elementary
 Clark Elementary
 Cougar Ridge Elementary
 Creekside Elementary
 Discovery Elementary
 Endeavour Elementary
 Grand Ridge Elementary
 Issaquah Valley Elementary
 Maple Hills Elementary
 Newcastle Elementary
 Sunny Hills Elementary
 Sunset Elementary

15025 S.E. 117th Street, Renton
 17020 S.E. 134th Street, Renton
 2020 Trossachs Blvd. SE, Sammamish
 25200 S.E. Klahanie Blvd., Issaquah
 400 First Ave. S.E., Issaquah
 4630 167th Ave. S.E., Bellevue
 20777 SE 16th Street, Sammamish
 2300 228th Ave. S.E., Sammamish
 26205 SE Issaquah-Fall City Rd., Issaquah
 1739 NE Park Drive, Issaquah
 555 N.W. Holly Street, Issaquah
 15644 204th Ave. S.E., Issaquah
 8440 136th Ave SE, Newcastle
 3200 Issaquah-Pine Lake Rd. S.E., Sammamish
 4229 W. Lk. Sammamish Pkwy. S.E., Issaquah

GRADE SPAN 6-8:

Beaver Lake Middle School
 Issaquah Middle School
 Maywood Middle School
 Pacific Cascade Middle School
 Pine Lake Middle School

25025 S.E. 32nd Street, Issaquah
 600 2nd Ave. Ave. S.E., Issaquah
 14490 168th Ave. S.E., Renton
 24635 SE Issaquah-Fall City Rd, Issaquah
 3200 228th Ave. S.E., Sammamish

GRADE SPAN 9-12:

Issaquah High School
 Liberty High School
 Skyline High School
 Gibson EK High School

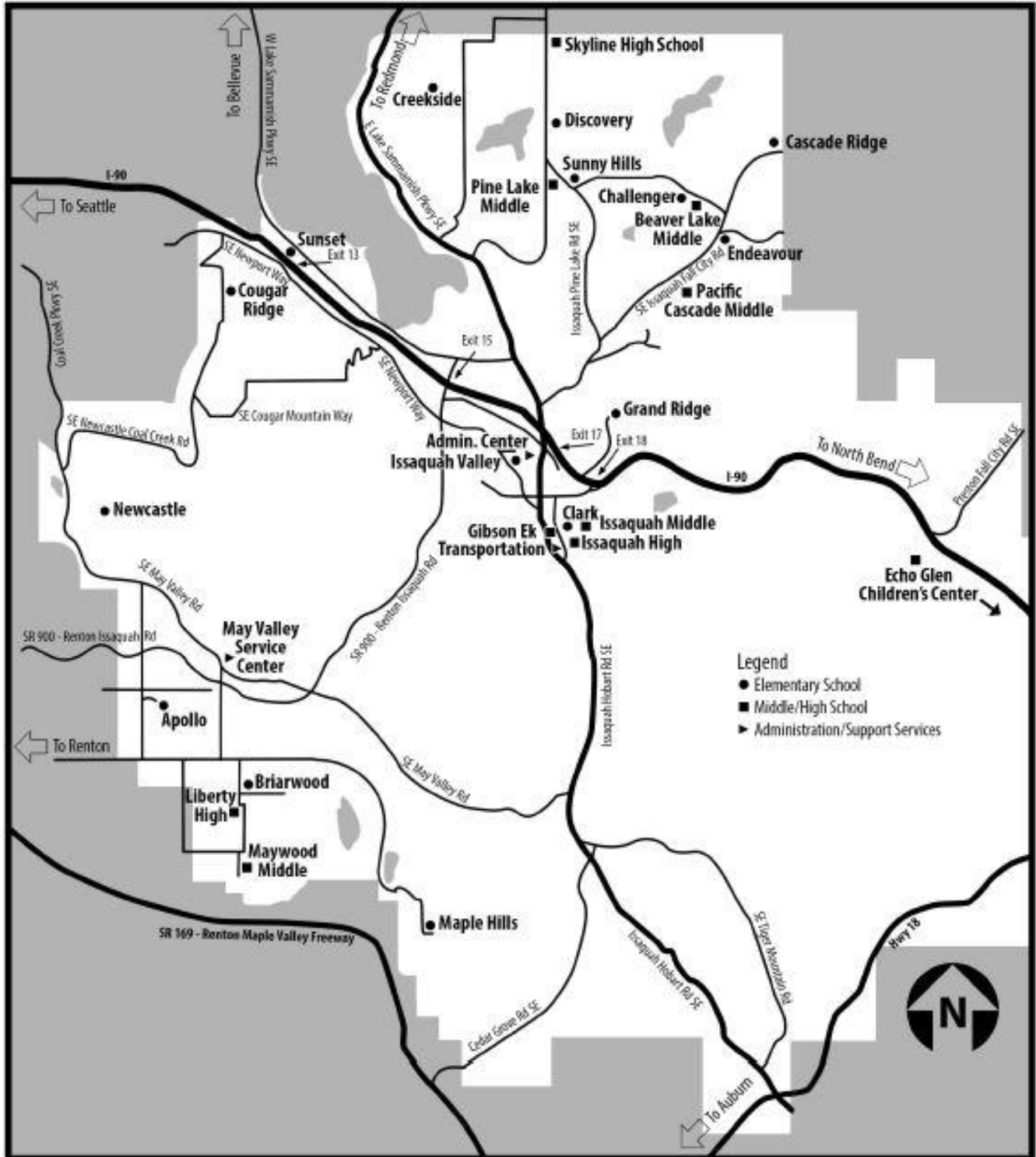
700 Second Ave. S.E., Issaquah
 16655 S.E. 136th Street, Renton
 1122 228th Ave. S.E., Sammamish
 400 First Ave. S.E., Issaquah

SUPPORT SERVICES:

Administration Building
 May Valley Service Center
 Transportation Center
 Transportation Satellite

565 N.W. Holly Street, Issaquah
 16404 S.E. May Valley Road, Renton
 805 Second Avenue S.E., Issaquah
 3402 228th Ave. S.E., Sammamish

SITE LOCATION MAP



THE ISSAQUAH SCHOOL DISTRICT'S SIX-YEAR CONSTRUCTION PLAN

The District's Six-Year Finance Plan is shown in Appendix E. Shown in Table #4 (page 16) is the District's projected capacity to house students, which reflects the additional facilities as noted. Voters passed a \$533 million bond in April 2016 to fund the purchase of land for a new high school, a new middle school, two new elementary schools, the rebuild/expansion of an existing middle school and additions to six existing elementary schools. The District does not anticipate receiving State matching funds that would reduce future bond sale amounts or be applied to new K-12 construction projects included in this Plan.

The District also anticipates that it will receive \$500,000 in impact fees and mitigation payments that will be applied to capital projects.

The District projects 20,140 FTE students for the 2017-2018 school year and 21,592 FTE students in the 2022-2023 school year. Growth will be accommodated by the planned facilities. Per the formula in the adopted school impact fee ordinance, half of this factor is assigned to impact fees and half is the local share.

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TABLE FOUR: PROJECTED CAPACITY TO HOUSE STUDENTS

Projected Capacity to House Students

Years	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23
Permanent Capacity	17526	17826	18308	18548	19348	22478
High School					1600	
Middle School		242			850	
Elementary School	300	240	240	800	680	
Gross Totals	17826	18308	18548	19348	22478	22478
*Subtotal (Sum at 95% Utilization Rate)	16935	17393	17621	18381	21354	21354
Portables @ 95%	4028	4077	4077	4077	4077	4077
Total Capacity	20963	21470	21698	22458	25431	25431
Projected FTE Enrollment**	20140	20498	20858	21109	21314	21592
Permanent Capacity @ 95% (surplus/deficit)	-3205	-3105	-3237	-2728	40	-238
Permanent Cap w/Portables (surplus/deficit)	823	972	840	1349	4117	3839

* Permanent Capacity and New Construction calculations are based on the 95% utilization factors (see Appendix D)

The number of planned portables may be reduced if permanent capacity is increased by a future bond issue.

SCHOOL IMPACT FEE CALCULATIONS

SCHOOL IMPACT FEE CALCULATIONS

DISTRICT Issaquah SD #411
YEAR 2017

School Site Acquisition Cost:

(AcresxCost per Acre)/Facility Capacity)xStudent Generation Factor

	Facility Acreage	Cost/ Acre	Facility Capacity	Student Factor SFR	Student Factor MFR	Cost/ SFR	Cost/ MFR
Elementary	10.00	\$1,000,000	680	0.354	0.119	\$5,209	\$1,756
Middle/JR High	15.00	\$1,000,000	850	0.153	0.063	\$2,692	\$1,106
High	30.00	\$1,000,000	1,600	0.148	0.075	\$2,782	\$1,399
TOTAL						\$10,684	\$4,261

School Construction Cost:

(Facility Cost/Facility Capacity)xStudent Generation Factor)x(permanent/Total Sq Ft)

	%Perm/ Total Sq.Ft.	Facility Cost	Facility Capacity	Student Factor SFR	Student Factor MFR	Cost/ SFR	Cost/ MFR
Elementary	89.17%	\$27,000,000	680	0.354	0.119	\$12,542	\$4,228
Middle/JR High	89.17%	\$50,000,000	850	0.153	0.063	\$8,002	\$3,288
High	89.17%	\$90,000,000	1,600	0.148	0.075	\$7,442	\$3,743
TOTAL						\$27,987	\$11,259

Temporary Facility Cost:

(Facility Cost/Facility Capacity)xStudent Generation Factor)x(Temporary/Total Square Feet)

	%Temp/ Total Sq.Ft.	Facility Cost	Facility Size	Student Factor SFR	Student Factor MFR	Cost/ SFR	Cost/ MFR
Elementary	10.83%	\$215,000	80	0.354	0.119	\$103	\$35
Middle/JR High	10.83%	\$215,000	56	0.153	0.063	\$63	\$26
High	10.83%	\$215,000	224	0.148	0.075	\$15	\$8
TOTAL						\$182	\$69

State Matching Credit:

Area Cost Allowance X SPI Square Footage X District Match % X Student Factor

	Current Area Cost Allowance	SPI Footage	District Match %	Student Factor SFR	Student Factor MFR	Cost/ SFR	Cost/ MFR
Elementary	\$213.23	90	0.00%	0.354	0.119	\$0	\$0
Middle/JR High	\$213.23	115	0.00%	0.153	0.063	\$0	\$0
High School	\$213.23	130	0.00%	0.148	0.075	\$0	\$0
TOTAL						\$0	\$0

Tax Payment Credit:

	SFR	MFR
Average Assessed Value	\$696,537	\$292,328
Capital Bond Interest Rate	3.95%	3.95%
Net Present Value of Average Dwelling	\$5,663,627	\$2,376,958
Years Amortized	10	10
Property Tax Levy Rate	\$1.69	\$1.69
Present Value of Revenue Stream	\$9,572	\$4,017

Fee Summary:

	Single Family	Multi- Family
Site Acquisition Costs	\$10,683.66	\$4,261.41
Permanent Facility Cost	\$27,986.52	\$11,258.78
Temporary Facility Cost	\$108.28	\$32.68
State Match Credit	\$0.00	\$0.00
Tax Payment Credit	(\$9,571.53)	(\$4,017.06)
FEE (AS CALCULATED)	\$29,206.93	\$11,535.81
DISCOUNTED AMOUNT	\$20,444.85	\$8,075.07
FINAL FEE	\$8,762	\$3,461

Each city or county sets and adopts the amount of the school impact fee.
For the applicable fee schedule, please consult with the permitting jurisdiction for the development project.

BASIS FOR DATA USED IN SCHOOL IMPACT FEE CALCULATIONS

SCHOOL SITE ACQUISITION COST:

- Elementary Two new sites are planned for purchase.
- Middle School One new site is planned for purchase.
- High School One new site is planned for purchase.

SCHOOL CONSTRUCTION COST:

- Elementary \$27,000,000 is the proportional cost of the project providing additional elementary capacity.
- Middle School \$50,000,000 is the proportional costs of the projects providing additional middle school capacity
- High School \$90,000,000 is the proportional cost of the project providing additional high school capacity

PERCENTAGE OF PERMANENT AND TEMPORARY SQUARE FOOTAGE TO TOTAL SQUARE FOOTAGE:

Total Square Footage	2,498,894
Permanent Square Footage (OSPI)	2,336,270
Temporary Square Footage	145,992

STATE MATCH CREDIT:

Current Area Cost Allowance	\$213.23
Percentage of State Match	39.54%

APPENDIX A: 2016-17 ELEMENTARY SCHOOL CAPACITIES

Appendix A

2016-17 ELEMENTARY SCHOOL CAPACITIES

ELEMENTARY SCHOOLS	# OF STANDARD CLASSROOMS*	ROOM CAPACITY (20)**	# OF HANDICAP ROOMS	H/C ROOM CAPACITY (12)	PERMANENT CAPACITY @100%	PERMANENT CAPACITY AT 95%	# OF EXISTING PORTABLES	PORTABLE CAPACITY (20)***	CURRENT SCHOOL CAPACITY @ 100%	CURRENT SCHOOL CAPACITY @ 95%	FUTURE PORTABLES	ADDTL PORTABLE CAPACITY (20)	MAXIMUM SCHOOL CAPACITY	MAXIMUM # OF PORTABLES	Projected Oct. 2017 Headcount	PERMANENT CAP OVERAGE OR SHORTAGE @95%****	EXISTING PORTABLES OVERAGE OR SHORTAGE @ 95%****
APOLLO	26	520	4	48	568	540	7	140	708	673	0	0	708	7	682	-142	-9
BRIARWOOD	28	560	2	24	584	555	12	240	824	783	0	0	824	12	697	-142	86
CASCADE RIDGE	23	460	3	36	496	471	8	160	656	623	0	0	656	8	519	-48	104
CHALLENGER	20	400	5	60	460	437	14	280	740	703	0	0	740	14	598	-161	105
CLARK	31	620	3	36	656	623	10	200	856	813	0	0	856	10	808	-185	5
COUGAR RIDGE	21	420	3	36	456	433	8	160	616	585	0	0	616	8	580	-147	5
CREEKSIDE	27	540	3	36	576	546	8	160	736	699	2	40	776	10	737	-190	-38
DISCOVERY	22	440	3	36	476	452	8	160	636	604	0	0	636	8	571	-119	33
ENDEAVOUR	22	440	3	36	476	452	10	200	676	642	0	0	676	10	661	-209	-19
GRAND RIDGE	27	540	3	36	576	547	12	240	816	775	0	0	816	12	735	-188	40
ISSAQUAH VALLEY	29	580	0	0	580	551	10	200	780	741	0	0	780	10	630	-79	111
MAPLE HILLS	19	380	3	36	416	395	2	40	456	433	4	80	536	6	404	-9	29
NEWCASTLE	24	480	3	36	516	490	8	160	676	642	0	0	676	8	657	-167	-15
SUNNY HILLS	32	640	1	12	652	619	2	40	692	657	14	280	972	14	679	-60	-22
SUNSET	25	500	5	60	560	532	4	80	640	608	4	80	720	8	585	-53	23
TOTAL	376	7520	44	528	8048	7643	123	2460	10508	9983	24	480	10988	145	9543	-1897	440

*Minus excluded spaces for special program needs

**Average of staffing ratios 1:20 K-2, 1:23 3-5

***Permanent Capacity x 95% (utilization factor) Minus Headcount Enrollment

****Maximum Capacity x 95% (utilization factor) Minus Headcount Enrollment

Permanent capacity reflects the building's level of service design capacity.

The maximum capacity includes the permanent capacity plus the maximum number of classrooms served in portables.

APPENDIX B: 2016-17 MIDDLE SCHOOL CAPACITIES

Appendix B

2016-2017 MIDDLE SCHOOL CAPACITIES

MIDDLE SCHOOLS	# OF STANDARD CLASSROOMS*	ROOM CAPACITY (26)	# OF HANDICAP ROOMS	H/C ROOM CAPACITY (12)	PERMANENT CAPACITY @ 100%	PERMANENT CAPACITY @ 95%	# OF EXISTING PORTABLES	PORTABLE CAPACITY (26)	CURRENT SCHOOL CAPACITY @ 100%	CURRENT SCHOOL CAPACITY @ 95%	FUTURE PORTABLES	ADDTL PORTABLE CAPACITY (24)	MAXIMUM SCHOOL CAPACITY	MAXIMUM # OF PORTABLES	Projected Oct. 2017 Headcount	PERMANENT CAP Over or short @95%**	WITH EXISTING PORTABLES OVER OR SHORT @ 95% + **
BEAVER LAKE	29	754	2	24	778	739	10	260	1038	986	0	0	1038	10	848	-109	138
ISSAQUAH MIDDLE	22	572	8	96	668	635	6	156	824	783	2	48	872	8	1006	-371	-223
MAYWOOD	39	1014	4	48	1062	1009	2	52	1114	1058	0	0	1114	2	1159	-150	-101
PACIFIC CASCADE	29	754	7	84	838	796	8	208	1046	994	0	0	1046	8	996	-200	-2
PINE LAKE	22	572	3	36	608	578	8	208	816	775	0	0	816	8	918	-340	-143
TOTAL	141	3666	24	288	3954	3756	34	884	4838	4596	2	48	4886	36	4927	-1171	-331

*Minus excluded spaces for special program needs

**Permanent Capacity x 95% (utilization factor) Minus Headcount Enrollment

***Maximum Capacity x 95% (utilization factor) Minus Headcount Enrollment

Permanent capacity reflects the building's level of service design capacity.

The maximum capacity includes the permanent capacity plus the maximum number of classrooms served in portables.

APPENDIX C: 2016-17 HIGH SCHOOL CAPACITIES

Appendix C

2016-2017 HIGH SCHOOL CAPACITIES

HIGH SCHOOLS	# OF CLASSROOMS*	ROOM CAPACITY (28)	# OF HANDICAP ROOMS	H/C ROOM CAPACITY (12)	PERMANENT CAPACITY @ 100%	PERMANENT CAPACITY @ 95%	# OF EXISTING PORTABLES	PORTABLE CAPACITY (28)	CURRENT SCHOOL CAPACITY @ 100%	CURRENT SCHOOL CAPACITY @ 95%	FUTURE PORTABLES	ADDTL PORTABLE CAPACITY (28)	MAXIMUM SCHOOL CAPACITY	MAXIMUM # OF PORTABLES	Projected Oct. 2017 Headcount	PERM CAP OVER OR SHORT @95%**	WITH EXISTING PORTABLES OVER OR SHORT @ 95%***
ISSAQUAH HIGH	78	2184	2	24	2208	2098	8	224	2432	2310	0	0	2432	8	2210	-112	100
LIBERTY HIGH	39	1092	4	48	1140	1083	8	224	1364	1296	6	168	1532	14	1261	-178	35
GIBSON EK HIGH	7	196	1	12	208	198	0	0	208	198	0	0	208	0	174	24	24
SKYLINE HIGH	69	1932	3	36	1968	1870	16	448	2416	2295	0	0	2416	16	2025	-155	270
TOTAL	193	5404	10	120	5524	5249	32	896	6420	6099	6	168	6588	38	5670	-421	429

*Minus excluded spaces for special program needs

** Headcount Enrollment Compared to Permanent Capacity x 95% (utilization factor)

*** Headcount Enrollment Compared to Maximum Capacity x 95% (utilization factor)

Permanent capacity reflects the building's level of service design capacity.

The maximum capacity includes the permanent capacity plus the maximum number of classrooms served in portables.

APPENDIX D: 2016-17 DISTRICT TOTAL CAPACITIES

Appendix D

# OF CLASSROOMS*	ROOM CAPACITY	# OF HANDICAP ROOMS	H/C ROOM CAPACITY (12)	PERMANENT CAPACITY @ 100%*	# OF EXISTING PORTABLES	PORTABLE CAPACITY	CURRENT SCHOOL CAPACITY @ 100%	FUTURE PORTABLES	ADD'L PORTABLE CAPACITY (28)	MAXIMUM SCHOOL CAPACITY	MAXIMUM # OF PORTABLES	OCT. 2017 PROJ. HEADCOUNT	PERMANENT CAPACITY @ 95%	TOTAL CAPACITY WITH EXISTING PORTABLES @ 95%
710	16590	78	936	17526	189	4240	21766	32	696	22462	219	20140	-3489	538

*Permanent Capacity is the total Permanent Capacity from Appendix A + Total Capacity from Appendix B + Total Capacity from Appendix C

APPENDIX E: SIX-YEAR FINANCE PLAN

Appendix E

Six-Year Finance Plan

BUILDING	N/M*	2017	2018	2019	2020	2021	2022	Cost to Complete	SECURED LOCAL/STATE**	UNSECURED LOCAL***
New High School	N	\$40,000,000	\$2,000,000	\$28,000,000	\$30,000,000	\$19,000,000		\$119,000,000	\$119,000,000	
New Middle School	N		\$6,000,000	\$21,000,000	\$24,000,000	\$22,000,000		\$73,000,000	\$73,000,000	
New Elementary #16	N	\$5,000,000	\$12,500,000	\$14,000,000	\$4,000,000			\$35,500,000	\$35,500,000	
New Elementary #17	N		\$6,000,000	\$13,000,000	\$14,000,000	\$4,000,000		\$37,000,000	\$37,000,000	
Rebuild/Expand Pine Lake Mid	M	\$30,000,000	\$33,000,000	\$6,000,000				\$69,000,000	\$69,000,000	
Expand Cougar Ridge El	M	\$5,000,000	\$3,000,000					\$8,000,000	\$8,000,000	
Expand Discovery El	M	\$5,000,000	\$3,000,000					\$8,000,000	\$8,000,000	
Expand Endeavour El	M	\$1,000,000	\$5,000,000	\$3,000,000				\$9,000,000	\$9,000,000	
Expand Maple Hills El	M			\$1,000,000	\$4,000,000	\$2,000,000		\$7,000,000	\$7,000,000	
Expand Sunset El	M	\$5,000,000	\$2,000,000					\$7,000,000	\$7,000,000	
Portables	N	\$1,000,000	\$1,000,000	\$1,000,000	\$1,000,000	\$1,000,000		\$5,000,000	\$5,000,000	\$500,000
Land	N	\$22,000,000						\$22,000,000	\$22,000,000	
TOTALS		\$114,000,000	\$73,500,000	\$87,000,000	\$77,000,000	\$48,000,000	\$0	\$399,500,000	\$399,500,000	\$500,000

*N = New Construction M = Modernization/Rebuild

**The Issaquah School District, with voter approval, has front funded these projects.

***School impact fees may be utilized to offset front funded expenditures associated with the cost of new facilities. Impact fees are currently collected from King County, City of Bellevue, City of Newcastle, City of Renton, City of Sammamish and the City of Issaquah for projects within the Issaq. School District.

****Funds for portable purchases may come from impact fees, state matching funds, interest earnings or future bond sale elections.